



**CITY PLANNING COMMISSION**

April 13, 2005, Calendar No.12

N 050350 PXX

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**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services pursuant to Section 195 of the New York City Charter for use of property located at 3000 - 3002 Third Avenue (Block 2363, Lots 16 and 24), Community District 1, Borough of the Bronx.

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**WHEREAS**, on March 16, 2005, the Department of Citywide Administrative Services submitted a Notice of Intent to Acquire Office Space pursuant to Section 195 of the New York City Charter for use of space located at 3000- 3002 Third Avenue (Block 2363, Lots 16 and 24), Community District 1, Borough of the Bronx, which is intended for use as offices by the Department of Finance,

**WHEREAS**, this application (N 050350 PXX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. This application was determined to be a Type II action which requires no further environmental review; and

**WHEREAS**, the Notice of Intent was referred by the Department of City Planning to Bronx Community Board 1 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, Bronx Community Board 1 has not submitted a recommendation; and

**WHEREAS**, the Borough President of the Bronx has not submitted a recommendation; and

**WHEREAS**, no recommendations were received from other Borough Presidents; and

**WHEREAS**, the City Planning Commission held a public hearing on the application on March 30, 2005 (Calendar No.21); and

**WHEREAS**, there were no speakers and the public hearing was closed; and

**WHEREAS**, the City Planning Commission in reviewing the proposed location of office space has considered the following criteria of Article 7 of the Criteria for the Location of City Facilities as adopted by the City Planning Commission on December 3, 1990 pursuant to Section 203 (a) of the New York City Charter:

- a) **Suitability of the site to provide cost-effective operations.** The Department of Finance's (DOF) Bronx business operations for the City Register, Surveyor, Assessment, Sheriff, Payment and Adjudications Centers, and the Environmental Control Board are to be incorporated at new space to be acquired at 3000-3002 Third Avenue. DOF is currently located at 1400 Williamsbridge Road and 1932 Arthur Avenue; both sites are outdated and overcrowded. The proposed space will be located on the second floor in a newly-constructed building. It will include a separate street entrance and lobby for visitors and employees. The consolidation of DOF's Bronx business operations at the proposed site will eliminate the duplication of services and allow for more efficient operations. Additionally, the site's

convenience to mass transit and public parking will enhance the provision of customer services to the public.

b) **Suitability of the site for operational efficiency:** The proposed site is Site 12 in the Bronxchester Urban Renewal Area and is zoned C4-4, which permits the offices as-of-right. The surrounding area is developed with retail and commercial uses. The proposed location is currently vacant and when constructed, will be fully handicapped accessible and suitable for the Department of Finance's needs.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The facility was listed in the Citywide Statement of Needs for FY 1999-2000. Access to the site by public transportation is excellent. Two subway lines (2 and 5) and five buses (BX4, BX55, BX41, BX15, and BX2) stop within three blocks of the site.

d) **Whether the facility can be located so as to support development and revitalization of the city's regional business districts without constraining operational efficiency.** The proposed space is located within the HUB Commercial Center/Melrose.

**WHEREAS,** the Commission has determined that the application warrants approval and therefore adopts the following resolution:

**RESOLVED,** by the City Planning Commission that the Notice of Intent to Acquire Office

Space submitted by the Department of Citywide Administrative Services on March 16, 2005 for use of property located at 3000-3002 Third Avenue (Block 2363, Lots 16 and 24), Community District 1, Borough of the Bronx, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on April 13, 2005 (Calendar No.12), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

**AMANDA M. BURDEN**, AICP, Chair,  
**KENNETH J. KNUCKLES**, Esq., Vice-Chairman,  
**ANGELA M. BATTAGLIA**, **IRWIN G. CANTOR**, P.E.,  
**ANGELA R. CAVALUZZI**, R.A., **ALFRED C. CERULLO, III**, **RICHARD W. EADDY**,  
**JANE D. GOL**, **LISA A. GOMEZ**, **CHRISTOPHER KUI**, **JOHN MEROLO**,  
**KAREN A. PHILIPS**, **DOLLY WILLIAMS**, Commissioners.